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**14 Parc Y Llan, Cilcain, Mold, CH7 5NF**

**£379,950**

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**EPC - D64   Council Tax Band - F   Tenure - Freehold**

# Parc Y Llan, Mold

## 4 Bedrooms - House

\*\*AVAILABLE WITH NO ONWARD CHAIN! \*\* A detached four bedroom family home with single garage, located within this popular residential cul-de-sac, close to the centre of Cilcain village which is approximately 5 miles from Mold. The property comprises of spacious accommodation to include: Entrance hall with cloaks cupboard and cloakroom. Large dual aspect living room, dining room, fitted kitchen/breakfast room and utility room, first floor landing with four good sized bedrooms and family bathroom. Double glazing and oil fired central heating. Off road parking, detached single garage, low maintenance gardens to the front and rear. Inspection recommended.

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### Location

The property occupies a quiet location on the edge of the village which is centred around an historic Inn. There is also a popular primary school and Community Centre within walking distance, the surrounding area is noted for its scenic beauty and good countryside walks and the local market town of Mold provides a comprehensive range of shops, secondary schools and leisure facilities as well as supermarkets.

### Accommodation

Covered front entrance with wood effect UPVC double glazed panelled door to:

### Entrance Hallway

With a turned staircase leading to the first floor with storage cupboard beneath, coved ceiling and traditional radiator.

### Cloakroom

Fitted with a white suite comprising low flush wc, wall hung wash basin with cupboard underneath, tiled floor, radiator and obscured double glazed window.

### Living Room

19'0" x 11'5" (5.8 x 3.48)

With log burner set on a brick hearth with wooden mantle over, double glazed windows to the front and rear elevations, traditional style radiator, aerial point and coved ceiling.

### Dining Room

13'6" x 10'5" (4.12 x 3.18)

Double glazed window overlooking the rear garden, radiator and coved ceiling.

### Kitchen

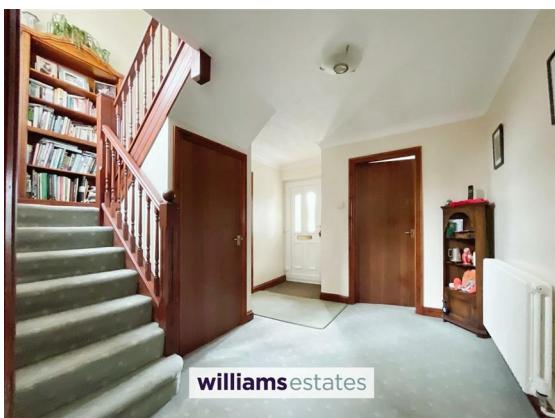
13'6" x 8'1" (4.13 x 2.48)

Fitted with a range of shaker style fronted base and wall units with contrasting worktops with inset stainless steel sink and drainer, mixer tap and slate tiled splash backs, space for dishwasher and freestanding double electric oven, integrated cooker hood, radiator, two double glazed windows to the side and front elevations and slate tiled floor. Timber door easing to:

### Utility Room

8'1" x 6'2" (2.47 x 1.9)

Having a double glazed window to the rear elevation, shaker style base under counter units with worktops over, stainless steel sink and drainer with mixer tap, tiled slate flooring, space and plumbing for a washing machine, uPVC stable door leading to the side garden.



## Landing

With double glazed window to the side elevation and loft hatch.

## Bedroom One

13'4" x 11'11" (4.07 x 3.64)

With two double glazed windows to the front and side elevations, traditional style radiator, fitted wardrobes and dressing table and door leading to the en-suite.

## En-Suite

Being fully tiled and fitted with a three piece suite to include a glazed shower cubicle, low level w.c, pedestal sink, ladder style radiator, double glazed window to the side elevation and vinyl flooring and shaver socket.



## Bedroom Two

10'11" x 11'1" (3.35 x 3.4)

With double glazed window to the rear and traditional style radiator.

## Bedroom Three

11'5" x 7'10" (3.5 x 2.4)

Having traditional style radiator and window to the front of the property.

## Bedroom Four

11'5" x 7'8" (3.5 x 2.34)

With double glazed window to the front of the property, traditional style radiator and built in desk area.



## Family Bathroom

11'3" x 5'10" (3.44 x 1.79)

Being partially tiled and having decorative mosaic tiled flooring, airing cupboard with shelving, low level w.c, pedestal sink, tiled panelled bath with electric shower over, radiator and obscured window to the front of the property.

## Garage

19'5" x 9'3" (5.93 x 2.84)

With up and over metal door, storage cupboards, painted floor, power and light.

## Outside

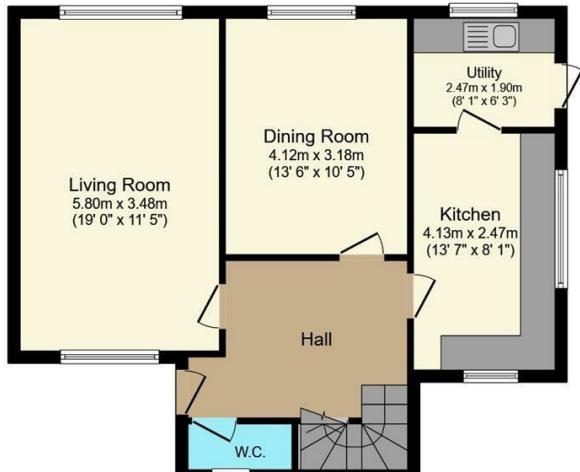
The property is approached via a concrete driveway which provides parking for numerous vehicles and access to the semi-detached garage as well as a lawned area with mature hedging to the front, side boundary, there is access to the rear from the driveway as well as the side garden via timber gates which lead to a large paved patio garden with landscaped raised borders with a range of shrubs and flowerbeds all designed for easy maintenance, enclosed by panelled fencing. There is also a pathway which leads to two timber garden outhouses which provide a log store and additional storage for garden equipment, outside tap and oil tank.



## Directions

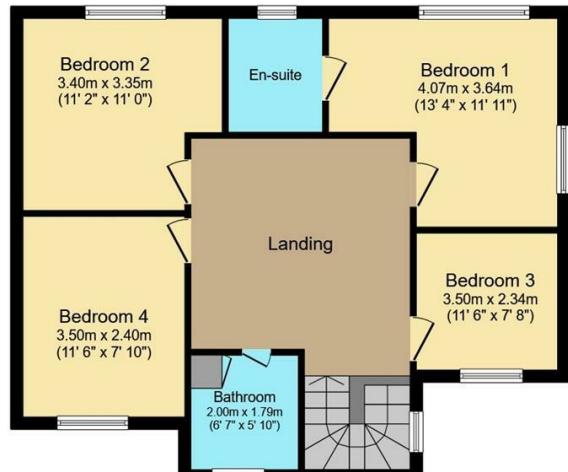
From our Mold office turn right and proceed to the roundabout. Take the first exit off to the next roundabout and take the second exit off onto the A541. Proceed along passing Mold Golf Club and through the village of Gwernaffield towards the village of Cilcain. At the junction turn right onto Parc y Llan and continue along turning right where the property can be found on the right hand side.





## Ground Floor

Ground Floor



## First Floor

Floor area 66.3 m<sup>2</sup> (713 sq.ft.)

TOTAL: 129.1 m<sup>2</sup> (1,390 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		77	
(39-54) <b>E</b>		64	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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